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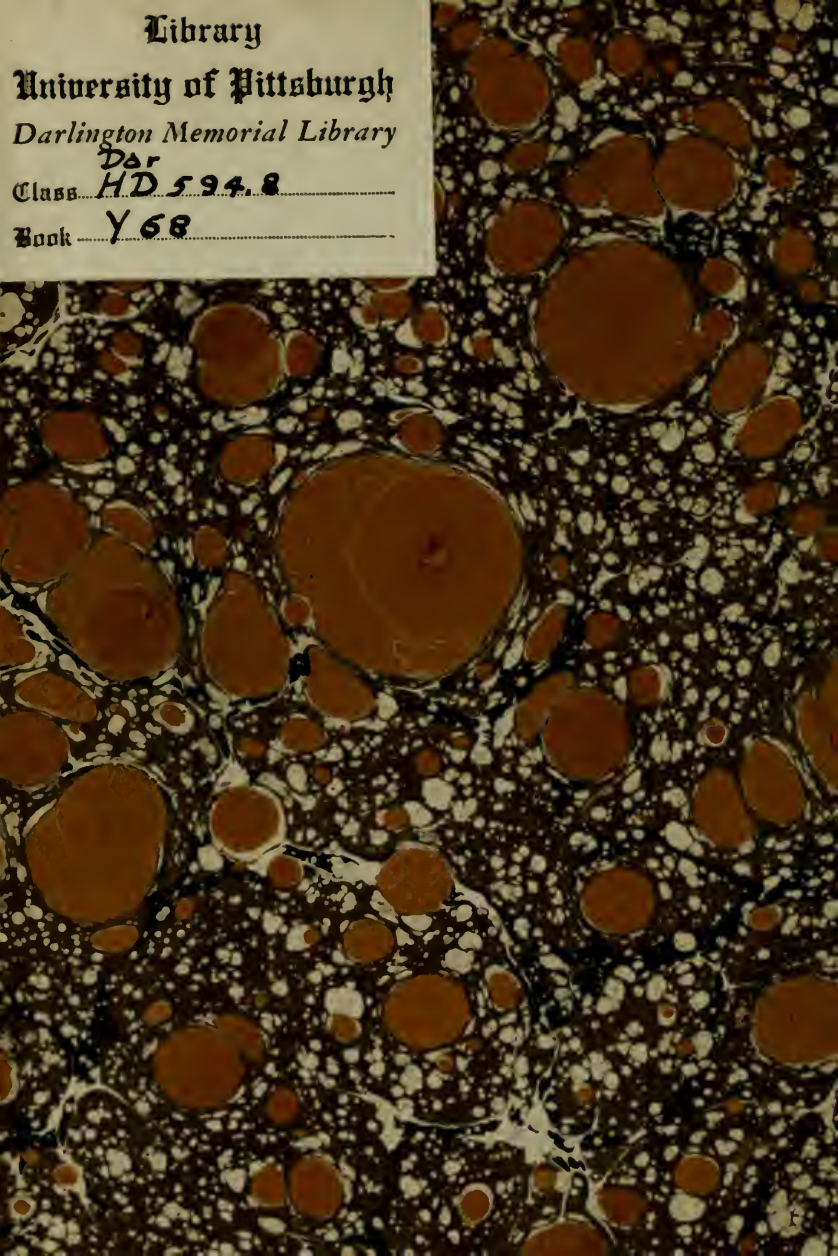
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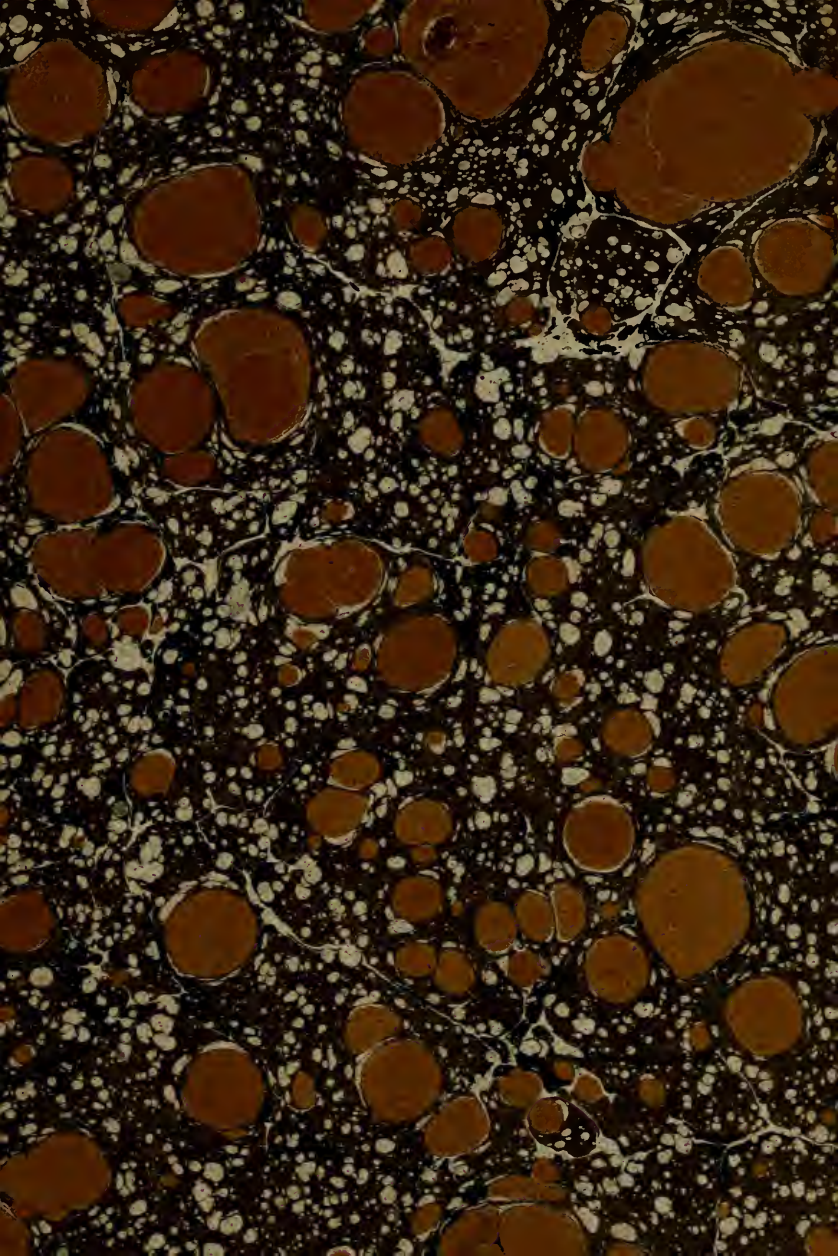
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Young, Arthur, 1741-1820

OBSERVATIONS  
ON THE  
PRESENT STATE  
OF THE  
WASTE LANDS  
OF  
GREAT BRITAIN.

Published on Occasion of the Establishment of  
A NEW COLONY ON THE OHIO.

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By the Author of the TOURS through ENGLAND.

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LONDON:

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OBSERVATIONS  
ON THE  
PRESENT STATE  
OF THE  
WASTE LANDS, &c.

AS it may be thought that the connection is not very apparent, between the wastes of Britain and those of America, I shall beg the reader's patience, while I state those circumstances of the latter, which has occasioned my taking up the pen at present.

It has of late years been a common idea, that the population of England is declining very fast; and that this declension has been so considerable, as to lessen our numbers above a million and half since the revolution. An opinion not only found in political pamphlets, but which often occurs in parliament, where it may be supposed to have some effects, whether good or bad is not for me to enquire. Concerning this  
B point

point of our supposed depopulation, I have too often expressed my sentiments to render them the least necessary here.

Emigrations to the colonies, have been generally named among the principal causes of the depopulation of Britain; and since the peace, we have been told of a continued stream of people, going from the north and west of Scotland, to settle in America.

The disadvantages of emigration depend entirely on the people who go.

Whenever this point is considered, we should remember that there always was, and always will be, from this, and all other countries, a degree of emigration; there are certain men in all countries, that are either of unsettled dispositions, or of so active and enterprizing ones, that they will not stay at home:—some, though honest, are too poor to live well in a dear country;—others fly from home, because if they staid they would be either hanged or starved—in a word, emigration is not only constant, but necessary. It is not because we have colonies that we have emigrants, before our colonies were in being it was the same; the only change, is the object of their journey. Ten thousand Scotch pedlars are no longer to be found in Poland. From hence it is plain enough, that a de-

gree of emigration is not only universal, but highly useful to a nation that has colonies.

But it is urged that the possession of such an immense territory in America, has induced many to quit their native country, who would not have left it to live among foreigners.—This has a plausible appearance, and may be very true: but it is worth enquiring what classes and professions such persons must probably be of.

Suppose we class our people in the ranks of

1. Agriculture.
2. Manufactures.
3. Commerce.
4. Those who live on a certain income without industry.
5. And the un-industrious poor.

The three first classes I suppose wholly industrious—which single circumstance, I think, is at least a probability that they do not emigrate. Farmers with their labourers and servants, in general, stick tenaciously to their native spots. Having procured servants, &c. and tried to get farmers, to go only from one county to another, I well know the difficulty of only a slight removal of these people; nor do I believe that many of them, while industrious (and when not so, they rank no longer in this class, but

In the 5th) have emigrated, since persecution for religion, and civil war have been unknown in Britain.

I may venture another assertion, that industrious manufacturers never emigrate; workmen may be bought off for private purposes by great premiums, but this is not to be called emigration.

I have been informed that the commerce in America, the whole year reckoned, does not pay the sailors near so well as that of Britain; and that the number of our sailors who have settled in America, is very inconsiderable: this is matter of information, I should have conceived that in the New foundland fishery we might have lost many;—my information says the contrary: but what the truth is I know not.

As to that class which lives on certain incomes, most who compose it are people who seek for pleasure, friendship, conversation, luxury, courts, camps, cities, and the world—far more likely to crowd to London, Paris, or Rome, than to the swamps and marshes of America.

From the un-industrious poor proceed in general the emigrations, which I before remarked, must at all times and in all countries take place; and of these, I suppose, a number may annually go to the colonies, and if all went it would be so much the better for Britain,

Let us consider what was the situation of our colonies before the last peace, and judge from thence what numbers were likely to emigrate thither, from the four first of the above-mentioned classes.

Much the greatest part of the whole line of North American coast, but particularly to the south of New York, is a low, flat, sandy beach; the face of the country either sand-banks or swamps, equally displeasing to the eye and insalubrious to the health\*. At a considerable distance from the coast, 150 miles in Carolina, but from 30 to 100 more to the northward, the country rises, swelling into gentle hills until they end gradually in mountains; this is pleasant, fertile, and healthy: from New York to North Carolina, both inclusive, you meet with the Alligany or western ridge of mountains, in less than 200 miles from the coast. Through most of this line of country, if the breadth of 200 miles be divided into two long stripes of territory, the western, or inland one will be found excellent; and the eastern, or the maritime, the contrary.

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\* All the accounts which we have, on any authority, agree in this. See particularly professor Kalm's *Travels through Pensilvania, the Jerseys and New York*. Also Dr. Mitchel's *Present State of Great Britain and North America*. The *Account of South Carolina* published by Dodsley, &c. &c.



To the north of these central colonies, the climate is so rigidly severe, in winter, the frosts, snows, and fogs so infinitely troublesome, that no people would ever leave Britain to settle, unless government fixed them by encouragements. Even at New York, in latitude 41, in 1765, Fahrenheit's thermometer, we are told, fell to 6 deg. below 0, which is 21 deg. below 15, the greatest cold felt in England in 1739-40. And to the south, our colonies are equally pestered with heat, which is so excessive that at Charles Town, in summer, the heat of the shaded air at two or three o'clock in the afternoon, is frequently from 90 to 95 degrees\*.

And what are as bad as this prodigious heat, are the sudden changes to cold, and even to frost. To enter into a particular detail

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\* "On the 14th, 15th, and 16th of June 1738, at three o'clock in the afternoon, the thermometer was at 98 degrees; a heat, equal to the greatest heat of the human body in health!—I then applied a thermometer to my arm-pits, and it sunk one degree; but in my mouth and hands it continued at 98 degrees: when suspended five feet from the ground, and exposed to the sun and its reflected rays, it has frequently risen, in a few minutes, from 15 to 26 degrees higher than in the shaded air. When, therefore, we are in the streets in a serene day in the summer, the air we walk in and inspire, is many degrees hotter than that of the human blood." *Account of South Carolina*, p. 19.

detail of the accounts we have had of the cold in the northern colonies, and the heat in the southern ones, would be far from the object of this paper ; I mean only to offer hints to my readers, to make them recollect their reading and private information.

The real case is, that the only countries in America, which were in any degree agreeable to a British constitution, and such as men could be supposed to go to, without being necessitated, were New York, Jersey, Pennsylvania, Maryland, Virginia, and North Carolina \* ; and of these only one half their breadth, viz. the back country.

But farther ; this better half of these provinces were, before the peace, often harraßed by the Indians, instigated, armed, and rewarded by the French ; upon every occasion of a war, exhibiting such scenes of cruelty, as would well deter an Englishman from their neighbourhood †. The farther

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\* The back country of South Carolina and Georgia are fine, but the distance from the coast great.

† “ A settler, wholly intent upon labouring on the soil, cannot stand to his arms, nor defend himself against, nor seek his enemy : environed with woods and swamps, he knows nothing of the country beyond his farm : the Indian knows every spot for ambush or defence. The farmer driven from his little cultured lot into the woods, is lost : the Indian, in the woods is every where at home ; every bush, every thicket,



farther back the settlers went, the finer they found the country and climate, and the more fertile the soil; but then, they lived always in the hazard of a war. If on the contrary, they settled nearer the coast, they must take the worst of the country, or purchase land at prices considerable for America, both which were circumstances not very inviting.

What therefore, were the inducements for any of our people to leave Britain (except from the class of the unindustrious) in order to settle in the colonies? They were to be frozen to death in the cold of the northern settlements; or burnt up in the heats of the southern. Upon the coasts of the middle, or temperate colonies, they

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is a camp to the Indian, from whence at the very moment when he is sure of his blow, he can rush upon his prey. The farmer's cow or his horse cannot go into the woods where alone they must subsist: his wife and children, if they shut themselves up in their poor wretched log-house, will be burnt in it; and the husbandman in the field, will be shot down while his hand holds the plough. An European settler can make but momentary efforts of war, in hopes to gain some point, that he may by it obtain a series of security, under which to work his lands in peace. The Indian's whole life is a warfare, and his operations never discontinued. To countries circumstanced as our colonies are, an Indian is the most dreadful of enemies." Governor Pownall's *Administration of the Colonies*, p. 263.

they were to live in a bad country, and in a bad climate, and cultivate a soil generally indifferent: in the back parts of the same, they were to be scalpt by the Indians. I cannot, in this unexaggerated picture, see any thing that should make us fear an emigration of *useful* subjects.

This was the state of things at the peace, when we acquired Canada in the north, and the Floridas in the south: this made no change, it only increased the tracts of northern snow and southern heat. No additions to the middle country were made, as the adjoining tracts were not purchased of the Indians, and the proclamation of October 7, 1763, forbid all extension of the old bounds. This arrangement continued to the present time; when a great change has been made, by the plan of establishing a new government on the Ohio.

It appeared clear to me, that before, very few persons could be induced to go from Britain to settle in America, farther than the usual numbers, who, from various causes, always emigrate. Now, I have some doubts upon this head;—very far shall I be from positive assertions—I shall only venture a few observations—and explain wherein I think a change *may* happen.

Previous to this, it is necessary to describe the *territory of the Ohio*, as it appears in the writings which are supposed to be of the best authority. We are told that all this country, from the Alligany mountains to the Mississippi, is the very reverse of the sea coast; that is to say, a high, dry, and healthy country; the land of vast fertility, being a deep black mold from three to five feet deep; the climate temperate and perfectly agreeable; equally free from the violent and unwholesome heats of Carolina, and the severe frosts, snows, and fogs, of Canada and Nova Scotia. We have had various accounts of this country, and given with views extremely different; but the agreement of them in the above particulars is remarkable. For whatever party has described them, or with whatever view, all have agreed in the essential circumstances, representing it as infinitely the finest and most fertile of America.

The point in dispute (and what circumstances ever existed that would not admit of dispute?) is, the convenience and the connection of these territories with the sea-coast: a matter of great importance; for, if the country on the Ohio, how rich and pleasant soever, is unconnected from the sea, the communication with the mother country

try for the importation of manufactures, and with the sea for the export of the staples raised, would be impracticable, and of course, the whole country entirely useless. This is a point of essential consequence, that deserves all the enquiry a bye-stander can give.

We find that there is a communication open between the territory of the Ohio and the rivers of Virginia, with no other interruption than a land carriage of forty miles, the expence of which is too small to lay any considerable burthen on the price of merchandize \*.

We are farther told, that the navigation of the Mississippi is open to that of the

C 2
Ohio,

\* By navigable rivers, and a short land carriage of *only forty miles*, the produce of the lands of the Ohio can, even *now*, be sent *cheaper*, to the sea port town of Alexandria, on the river Potomack (where general Braddock's transports landed his troops) than any kind of merchandize is at this time sent from Northampton to London.

From Alexandria to Fort Cumberland,	<i>l.</i>	<i>s.</i>	<i>d.</i>
by water, <i>per Cwt.</i>	0	1	7
From Fort Cumberland to Redstone			
Creek,	0	4	2
	<hr/>		
	0	5	9

*N. B.* The distance was *then* seventy miles, but now, by a new road, only forty; a saving of course, of above half the *5 s. 9 d.* is at present experienced. *Report of the Board of Trade, 1772, p. 67, 71.*

Ohio, without interruption ; and that *large* ships may be built on the latter river, and sent laden even to this kingdom\*.

Also,

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\* The river Ohio is, at *all* seasons of the year, navigable for large boats like the West country barges, rowed only by four or five men ; and from the month of January to the month of April, large ships may be built on the Ohio, and sent laden with hemp, iron, flax, silk, &c. to this kingdom. *Report of the Board of Trade*, p. 67.

In 1748, there were exported from the *Miamis* to New Orleans, myrtle, wax, cotton, tobacco, lead, copper, and all sorts of provisions ; a regular communication being settled with New Orleans, by convoys which came down annually the latter end of december, and return, at latest, by the middle of february. Pownall's *Administration of the Colonies*, p. 25.

The ports near the mouth of the Mississippi, are become the ports, to which all the men and stores, with which the country of the Ohio is furnished, are sent annually and constantly ; as from New Orleans to this country, the way is much shorter than through Canada. *Ib.* p. 21.

Except the falls of St. Anthony and the Ohio, and the temporary rapidity arising from the freshes of the spring and the rainy seasons, all the waters of the Mississippi run to the ocean, with a still, easy, and gentle current. *Ib.* p. 6. *To the Duke of Cumberland.*

The navigation of the Mississippi is confined to vessels not drawing above seventeen feet. Frigates of thirty-six guns have passed the bar with their guns out ; when passed, there is a depth for any ship whatever, generally sixty fathom close to the shore. All vessels can go up to the Natchez.

The merchandize of the Missouri and the upper posts of the Mississippi, goes in batteaus of forty tons ;  
they





for the support of such arguments; and infinitely more worthy of attention than the frivolous and superficial stories of men, who, having for a few months perhaps, breathed American air, come home with important accounts of countries, two hundred miles from any spot where they landed. A man, who lands at Charles-Town or Boston, *therefore*, giving an account of the Ohio, is like a person talking learnedly of the Danube, because he had landed at Dunkirk or Ostend.

Let us, therefore, agree in the determination which is clearly founded in such facts as have come to the knowledge of the public, that the territory of the Ohio enjoys an open and advantageous communication with the ocean; part of it, by the land carriage <sup>from</sup> Redstone Creek with the river Potomack, and other parts of it by the Mississippi <sup>is</sup> with the gulph of Florida; communication <sup>has</sup> not started upon occasion of the new colony, but which were in being long before; and by which (the Mississippi) a very considerable trade has been for some time carried on.

The idea, therefore, that the settlers in this country are to become Tartars, and live beyond all connection and commercial intercourse with the mother-country, is plainly mistaken; before such assertions are  
again



again ventured let the country be better considered, or intelligence gained sufficient to overturn the authorities which I have produced ; a matter not so easy as may be imagined. And as a further proof let me add, that in the Ilionois, a country to the north of the Ohio, upon the Mississippi, there is a most flourishing cultivation, not of the Tartarian kind, but which maintains negroes, in no trifling number\*.

This is a circumstance which ought to be decisive ; it proves almost to demonstration that there is an intercourse by means of the Mississippi, sufficient to pay for the employment of negroes, which nothing will do but valuable staple commodities with a cheap carriage : accordingly we find the products of the Ilionois to be hemp, flax, cotton, tobacco, &c. besides provisions†. But settlers in a remote country that has not a due communication with the ocean, and who raise only the necessaries of life in order to live comfortably, cannot employ  
negroes,

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\* The Cascasquais is the most considerable settlement in the Ilionois. M. Beauvais has 80 negroes ; he furnished 86,000 weight of flower to New Orleans in one year, a part only of one crop. Pittman's *State of the Mississippi*, p. 43.

Monf. Vallet has 100 negroes, besides hired white people constantly employed, also a fine water-mill for corn and planks. *Ib.* p. 50.

† Pittman, p. 51.

negroes, because they cannot pay for them; and if any proof is wanting of this, see the example of all those colonies which possess not staples; that is, all to the north of Maryland: you do not meet with negroes till you meet with tobacco. We are farther told\*, that the planters of Virginia long ago petitioned for lands *over* the mountains, in order to carry their negroes to raise tobacco on the fresh lands: are we to suppose these men such fools, that they would attempt to raise a product which they could not eat, in a country that had not cheap communication with the sea; for cheap it must be to make planting of tobacco a business that answers.

Upon the whole, I must beg leave to conclude, that there is all the reason, which evidence can give us to believe, that the territory of the Ohio enjoys a communication with the ocean, sufficiently convenient and cheap for the plantation of bulky commodities, for their export, and for the import of British manufactures and commodities.

Next, I should enquire into the fertility of the soil, the agreeableness of the country, and the healthiness of the climate; but this enquiry is dispatched in a moment;  
since

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\* *Report of the Board of Trade, and Dr. Mitchel's Present State of North America, p. 250.*

since the party that has demanded a settlement, has grounded their demand on these circumstances, and the party that urged the impropriety of such a demand, founded the reasons for rejecting it in the same circumstances\*.

We are now to consider this country in another respect, that of security from the Indians. I have observed above, that while the French were at the back of our settlements, all their frontiers were exposed to dreadful depredations. The case is very  
D different

\* This is minutely the case. Mr. Walpole and his associates urge, that the lands in question are excellent, the climate temperate, the native grapes, silk-worms, and mulberry trees are every where; hemp grows spontaneously in the valleys and low lands; iron ore is plenty in the hills; and no soil is better adapted for the culture of tobacco, flax, and cotton than that of the Ohio." *Report of the Board of Trade*, p. 67.

"The Lords of Trade and Plantations, urge, that fertility of soil and temperature of climate, will draw all people here." See *Ib.* p. 12.

For accounts of the excellence of the lands on the Ohio, see also Dr. Mitchel's *Present State*, p. 146, 151, 164, 211, 220, 229, 247, and particularly 248 and 249, where he says, "Such lands," those on the Ohio and Mississippi, "have a natural moisture in them, which is the very soil that both hemp, flax, and indigo delight in; the climate likewise is fit for these commodities. Here they might sow hemp and flax in winter, which is the only proper season for them

different at present. Canada is in our hands, and all that chain of forts that unites Canada and Louisiana, and which were so justly terrible to us at the opening of the last war. The great lakes, and the Illinois are ours; we have a chain of forts and settlements along the Mississippi \*; in a word, we have absolutely surrounded the Indians to the eastward of that river, so that in case of a war with them, we should have ten times the advantage we ever had before; besides the important circumstance of there being no enemy behind to instigate and arm them, in which the French were well practised and

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them in any part of North America. This would afford time for making another crop in summer, which should be indigo. Now a crop of indigo, hemp, and flax would be much more profitable than any thing that America produces, whether on the continent or the islands. Every labourer might cultivate two acres or more in hemp, and one or two in indigo, the produce of which would be worth from 30*l.* to 40*l.* a year. This would enable them to purchase negroes, and to enlarge the British plantations beyond what they are otherwise capable of." See also *The Contest in America*, by the same writer, 1757, p. 177, 178, 180, &c.

\* For instance, Fort Bute, at the junction of the Ibbeville with the Mississippi, 180 miles from the mouth of the latter. 165 miles from Fort Bute is Fort Rosalie at the *Natches*, about which is one of the finest countries on the Mississippi. The forts on the Ohio. And the settlements in the Illinois with Fort Chartres. See *Pittman's Mississippi*.

and peculiarly dextrous. The Spaniards possess not the same situation, having us and the Mississippi (open to our navigation) between them and the Indians; nor are they supposed to have near the art of conciliating the affections of Indians, which the French made us feel the effects of. If these circumstances are considered, we shall see a great difference in the situation of these Indians, now and before the war; their power is effectually weakened; and they have sagacity enough to know it. At the same time, their enmity is never to be trifled with: while we possess our present superiority, they will never court a war, nor even infringe the peace; we certainly ought to be equally attentive to give them no cause of discontent.

The country to the south of the Ohio, from the frontiers of Pennsylvania to the Cherokees river, which falls into the Ohio near the Mississippi, belonged by conquest to the Six Nations, but without being either settled, or made a common hunting ground: after the peace, and in defiance of the proclamation of 1763, many families passed the mountains from Pennsylvania, Virginia, and Maryland, and settled upon these lands belonging to the Indians: they urged their rights with spirit, and remonstrated against the infringement of their property, offering



to sell the land, and complaining that these new settlers had no government. By degrees they began to threaten, but with much dignity; this produced a treaty made in 1768, in which the king purchased the greatest part of the country for 10,460*l.* of the Six Nations, and Messrs. Penn bought the rest, lying on the back of Pennsylvania, and in which were so many settlers, that a new county was immediately erected.

Thus the whole country, a part of which is the new colony \*, is fairly and at the request of the Indians purchased of them; the establishment of a government is with their approbation—they complained of the want of it: the Ohio is now the boundary, one which cannot be mistaken, and which will admit of no incroachments by our settlers. Here, therefore, all things considered, is as great a probability of friendship with the Six Nations, as we can wish, and such as we have not had before for many years. This tract is also free from the settlements and hunting of the other Indians †.

Upon the whole it appears that we may safely draw the following deductions:

I. That the new colony is in a most fertile, healthy, and agreeable country.

\* *Report of the Board of Trade*, p. 109.

† *Observations on the Report of the Board of Trade*, p. 44.

II. That it possesses the necessary advantage of a due communication with the ocean, both for exportation and importation.

III. That it enjoys as great a degree of security from the Indians as the rest; and greater than any of them had before the peace.

If with these circumstances we reflect on the prodigious advantage of choosing plantations where there is such an immensity of land, with little that is not excellent; it will surely be granted me, that there are now inducements to emigrate, which there have not been for many years.

A man not forced to leave his country, would not chuse to be frozen to death in Nova Scotia, nor scorched in Florida; he would not chuse to settle upon the low, flat, marshy, sandy coast of the central colonies; and if he aimed at fixing in remoter parts of the last, it would be no small objection to find all the advantageous tracts taken up and settled; and if he would buy, to hear a considerable price asked for that, which he came over the Atlantic to have for nothing.

But on the Ohio he finds a country spread into the most beautiful inequalities of surface, the meadows cloathed with verdure, the forests full of the finest timber,  
the



the soil capable of the richest productions : one of the noblest rivers in the world flowing through it, smaller streams and brooks plentifully scattered ; a quick, easy, and certain communication with the old colonies and the mother-country \*. All the productions which supply the table, abounding in a plenty unknown to the settled parts of America ; fish, flesh, fowl, game of various sorts, and fruits of the richest kinds known in our colonies : with a temperate and healthy climate, free from the extreme frosts and thick fogs of the northern settlements, and the suffocating heat of the southern ones : a dry and clear air, and a serene sky, where the storms, tempests, and hurricanes of America are unknown. In a word, a country formed for pleasure, health, and plenty. I am under a strange delusion if such an one will not have more attractive charms than the frosts, fogs, swamps, and marshes of our old colonies.

Here

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\* Alexandria on the Potomack is a sea port ; from thence to Fort Cumberland is about 150 miles, including the windings of the river ; from Fort Cumberland it is only 40 miles to Redstone-Creek, which creek falls into the Ohio at the distance of about 60 or 70 miles. From Alexandria to the Ohio, therefore, is about 250 miles, and of this not 50 by land ; so little of fact is there in the idea that the settlers on the Ohio are all to be Tartars, for want of communicating with the world.



Here I must make a pause, because by this time a remark will probably be made, *that if the territory of the Ohio be such a country; do I not tacitly reflect on government for having colonized it, and thereby provided an inducement to actuate emigrants from Britain?* But as this is not my opinion or my meaning here, I must beg leave to obviate it.\*

Measures are never to be condemned because they are open to certain objections, since none can be adopted which are not liable to some: if the motives *for*, are stronger than the reasons *against* a measure, the latter must necessarily give way.

Whatever objections might be raised against the establishment of a new government, upon the score of causing emigrations from Britain, they ought certainly to give way upon the following accounts, which made the measure not only expedient, but necessary. *First*, The country was settling very fast without a government, for so we must reckon 30,000 people fixed there already\*. Settlers living in a lawless manner, and quarrelling with the Indians, would have been attended with ill consequences, but could not bring good ones. *Secondly*, The surplus of the quick population

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\* *Report of the Board of Trade*, p. 99.

population of the central colonies, was in absolute want of new land to settle in: plenty remained in those colonies, but in the hands of the wealthy, who keep it to make money by the sale; whereas, the new settlers cannot afford to pay their prices. Nor is it to be expected, that they would quit the healthy parts of Pennsylvania, Virginia, &c. to go to such climates as Nova Scotia or Florida\*. There are no doubts now entertained of the fatal consequences of checking the settlements; those who urge the impropriety of new colonies agree in this point, with such as call for them†. Plenty of fresh land is the surest means of preventing the establishment of manufactures. *Thirdly*, There was an absolute want of tobacco lands in Virginia and Maryland‡, which had the effect of limiting the

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\* *Report of the Board of Trade*, p. 75. Mitchell's *Present State*, p. 253.

† *Report of the Board of Trade*, p. 17.

‡ The tobacco colonies, says Dr. Mitchel, enjoy a better soil and climate than the northern ones, and have by that means hitherto had a good staple commodity, which has been of more service to the nation, than all the other products of North America put together, so long as their lands were fresh and fertile, but most of them are worn out with that exhausting weed, and will no longer bear it; they are then turned into corn and pasture grounds, which produce nothing but corn, cattle, and wool, as in the northern colonies; and we shall soon want a supply of lands for tobacco,

the quantity of that product, while the  
people increased prodigiously; than which  
E there

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tobacco, as much as for any thing that North America will produce. Formerly they made three hogsheds of tobacco a head, where they cannot now make one, while the people are four times as numerous. *Present State of North America*, p. 175; see also p. 245. Likewise p. 251, where he says, "Such commodities, as either tobacco, indigo, hemp, or flax, can only be made to advantage, or in any quantities, on fresh wood lands, and in woody countries, which afford plenty of mast and pasturage in the woods, and maintain their stock, while the people bestow their time and labour on *these* their staple commodities. Such fresh lands are more wanted for the making of tobacco on another account. When the plantations came to be exhausted, the tobacco was so bad that it would hardly pay the freight and charges upon it, for which reason they were obliged to make a law in 1733, to burn all that should be deemed bad by inspectors; but this was no relief to the people, to burn what their lands bore, when they would produce no better. They often burn better tobacco than their rivals and competitors in Europe can make, which has so much increased their plantations, to the ruin of ours. This we remember was foretold at the time, when this law passed, and it hath accordingly happened." p. 252.—And again, p. 136. "To live by planting, as it is called, or by the making of their present staple commodities for Britain, it is found from daily experience in the tobacco colonies, where they have hitherto subsisted in that manner, that a planter should have forty or fifty acres of land for every labourer; where they are reduced to less, they are soon obliged to leave off that manner of living. But it appears, from a particular enquiry into the number of people and quantity of land, that in these colonies they have but from ten or twelve to twenty acres a head."

there could not be a worse effect. This was the reason that the tobacco planters had long ago petitioned to settle on the Ohio, with their negroes, in order to make tobacco to advantage. The measure, therefore, is perfectly well devised to continue and encrease that culture, so highly beneficial to the wealth, shipping, and revenue of Britain. *Fourthly*, If ever the nation is to expect to be supplied with hemp from America, it must be from these territories: long experience, with the advantage of bounties, both from the legislature and the provincial governments, shew plainly, that we are not to expect it in our old colonies: they have never raised sufficient for their own consumption, which is owing to a want of rich land and manure\*: tobacco and provisions exhaust their fields so, that they have little for hemp. But, upon the fertile soil of the Ohio, the best judges, and those who are not apt to be led away by common report, agree, that the expectation of hemp for exportation is rational, and will in all probability be answered†.

Such

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\* Eliot's *Essays on the Field Husbandry of New England*, l. 15.

† The advantages of planting the territories of the Mississippi and the Ohio, are fully considered; and the authorities of various authors quoted in the *Political Essays concerning the present State of the British Empire*, p. 380.



Such are the reasons upon which I found my opinion, that government has acted wisely in establishing the new colony. I am far from thinking that it may not be attended with bad consequences; but as the beneficial ones will probably much exceed them, I do not think the measure ought in reason to have been rejected.



It now remains to be considered, whether any of the four first classes of my list of British population, will probably be induced to emigrate from the peculiar attractions of the new colony, in preference to those of the old ones.

And here I must be allowed to mention a class of the people for emigration, which have not yet, I believe, been thought of for it: I mean country gentlemen of small estates. This is a rank of men, which plenty of money must almost annihilate. Gentlemen of paternal estates, of from three to six or seven hundred pounds a year, are, in this rich and extravagant age, almost beggars. Thirty years ago they were able to make a genteel appearance; they could bring up their families with some decency, keep a tolerable table, dress, and live like gentlemen. But now!

what a change ! Let taxes and repairs, rates and tythes \*, be deducted from their rents, and they have just enough left to support the dignity of their neighbour, My Lord's secretary, his gentleman, or gentleman's mistress—To provide confectionary for the table of a nabob ; or tokay for that of a contractor. What sort of a figure is made by gentlemen, whose ancestors well supported the credit of their families, upon that patrimony, which is now the object of raillery and contempt ? The luxury of the age, though it has contributed to render us a wealthy, potent, and mighty nation, has certainly had the effect of burying whole ranks of the people, useful and valuable ranks, in the dust ; and those who have withstood the overbearing torrent, have (if they are out of debt) sacrificed every *appearance*, to reason and utility ; have lived merely by the force of œconomy ; happy, if contented !—but too often, envious of their upstart neighbour ; and, for want of influence and respect, despised and unhappy. The antient prospect, which afforded pleasure to twenty generations, is poisoned by the pagodas and temples of some rival neighbour ; some oil-man, who builds on the  
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\* Rates and tythes, though not paid by the landlord, are to be mentioned, because his farms let in direct proportion to them.



the solid foundation of pickles and herrings. At church, the liveries of a tobacconist carry all the admiration of the village; and how can the daughter of the antient, but decayed gentleman, stand the competition at an assembly, with the point, diamonds, and tiffues of a haberdasher's nieces!

This is no ridicule—it is the sober seriousness that has ruined hundreds of families, who have not had the sense to perceive, that the possessor of a fixed income, can never enter into competition with the man, whose revenue depends on, and vibrates with, the revolutions of the age; plenty of money supports the one, but it is destruction to the other \*.

Let us ask the candid reader what these country gentlemen have to do in Britain? If, instead of rising into a class above them, they would sink into that beneath them (the farmers) they might there be respectable; but this is not to be expected from the pride of human nature: they are determined, if to starve, at least to starve gentlemen. What, I say, have such people to do in Britain? They do not leave their country;

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\* Estates in poor, and unimproved countries, rise in value, in proportion to the plenty of money; but these are not numerous, on comparison with others in rich countries, which do not experience that proportional value.

country ; their country deserts them ; and nothing but folly can prevent their understanding that plain hint—if you do not walk down the stairs, you shall be thrown out of the window.

The reader perceives, that I point particularly for the emigrations now to be apprehended, at those classes, which, enjoying an income nearly permanent, cannot increase their expences proportionably with their neighbours ; and among these, particularly, gentlemen of small estates, *in rich countries*, which, though they experience a certain rise of rents, yet in no proportion to the rise of their expences. That such men have reason to emigrate, nobody can doubt ; but where (before) could they go to ? Men of any knowledge and reading, must know what Nova Scotia and New England, Carolina and Florida are ; what the swamps and sandy marshes of the middle settlements are, and what encouragement to settle in the better parts. Who, of tolerable intelligence, could prudently quit their country for the chance of such spots as they had reason to expect ? Thus circumstanced, they could not emigrate :—But now the case is much changed, those who could not with prudence go to America before, may, perhaps, see no imprudence in the measure at present.

*All this is very wild ! say some : It is a likely matter, that gentlemen from the counties of England should run away to the swamps of America, to the forests on the Ohio !—Would you make them Tartars ?* I would neither make them so ; nor do I think they will make themselves so by going to the Ohio : on the contrary, I believe they would have a society, to the full as respectable as that, which, for a poor gentleman, is to be found in Britain : good company, like the other goods of life, follow the wealthy too closely ; those who, without a large estate, would enjoy it, will find, perhaps too late, that friendship and conversation are as venal as champaign, ice, and pine-apples ; and, that the man of four hundred pounds a year, will have as much to do with one, as with the other.

But to insist no further on this point—all that is necessary to my argument is, that such gentlemen as I have described—others on settled incomes, arising from different funds—little farmers—labourers, &c. &c. must be far more ready to emigrate to the Ohio than to the old colonies ; this conclusion follows naturally, from the description, which is on all hands given of the two countries. To what degree such emigrations will happen, cannot be pronounced.—The lords of trade, &c.  
speak

ſpeak of them as not uncommon \*. If the population of Britain ſuffers by the colonies, as many would perſuade us, ſurely it muſt ſuffer more now than formerly—while the expences of living are greater than ever, and the inducements to emigrate more ſeducing than uſual.



The neceſſity and advantages of colonies to the well being of this country, are too numerous and clear to be doubted; even if emigrations increaſe conſiderably, yet the benefits attending our colonies are too great to make us forfeit thoſe advantages, in order to eſcape the inconveniences. But while ſuch neceſſary attention is given to the ſettlements of Britain, let me urge the propriety of attending to Britain herſelf. We have waſtes in England and Scotland, as well as in America: do they not demand cultivation? Are they not capable of it? Why are we ſo eager to people America, and give ſo little thought to peopling our own countries? No man will be ſo hardy as to ſay, that it would not be excellent policy to bring our waſtes into cultivation: but the difficulty lies in doing it—and in  
their

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\* *Report of the Board of Trade*, p. 31.

their capability of profitable improvement—the difficulties are numerous—and mankind, with the usual indolence, are content to see these lands in the same state as their forefathers did.

It is not a trifling evil against which I am speaking. From the most attentive consideration, and measuring on maps pretty accurately, I am clear there are at least 600,000 waste acres in the single county of Northumberland. In those of Cumberland and Westmoreland, there are as many more. In the north and part of the west riding of Yorkshire, and the contiguous ones of Lancashire; and in the west part of Durham are yet greater tracts: you may draw a line from the north point of Derbyshire to the extremity of Northumberland, of 150 miles as the crow flies, which shall be entirely across waste lands; the exceptions of small cultivated spots, very trifling. The east riding of Yorkshire, Lincolnshire, Cambridgeshire, Dorsetshire have large tracts; Devonshire, Cornwall, and all Wales immense ones. The greater part of Scotland, unimproved. To these may be added a long catalogue of forests, heaths, downs, chaces, and other wastes scattered through the other counties, and even within sight of the capital: Forming all together a monstrous proportion, even of the whole territory.



I know not so melancholy a reflection, as the idea of such waste and uncultivated lands being so common in a kingdom that loudly complains of the want of bread. There is not at present a point in domestic policy or happiness, that any rank of people can wish otherwise, except the complaints of the poor that they cannot get bread to eat: and our political writers dwell eternally on the causes of this scarcity—they talk of post-horses--dogs--commons--inclosures--large farms--jobbers and forestallers--bakers and rascals—but all to little purpose: and their schemes of improvement are as wild as the causes to which they attribute the evil.—They overlook the plain maxim, that in proportion as you increase the product of a commodity, in proportion will the price fall\*: yet this is the way to make provisions plentiful. Bring the waste lands of the kingdom into culture, cover them with turnips, corn, and clover, instead of ling, whins, and fern, and fear not but bread and beef will be plentiful. Why not exert in this point the same common sense that guides us in others? If you want to make a commodity cheaper, surely the way is to increase the quantity of those who have to sell;

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\* Unless care is (in a certain degree) taken to the contrary; for wheat ought not to be too cheap.

fell; or to lessen the money of those who want to buy: the latter we cannot do, but the former is, or ought to be, in our power; and we had better make use of it than rail against jobbers and regrators.

I have shewn that there are many millions of waste acres in this island—we are daily told of the emigrations to the colonies depopulating us; why should not these emigrations be to the moors and heaths of Britain, instead of the swamps and forests of America? A reply to this question will unfold that part of our political system, which gives culture to America, wastes to Britain.

No person who calls himself a gentleman, or appears like one, can get a passage to America under 25/. It will cost a servant 10/. The expences of settling there, which are peculiar to the country and climate, are not small\*. What can induce

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people

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\* The following is an account, given me by the late Dr. Stork, of the expences of settling in East Florida:

Survey of 1500 acres	-	-	£.	10
Fees in Florida	-	-		10
Freight and provisions for ten white servants from London to Florida	-	-		100

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Carry over, 120

people to pay this certain expence, in order to get that on the other side of the Atlantic, which abounds so plentifully at home?

Among the numerous causes which have been held out for the high prices of provisions, and the depopulation of the kingdom;—the engrossing of *farms* makes a capital figure—our politicians had much better talk of the engrossing *estates*. One evil is imaginary, the other real. I do not apprehend, for various reasons, besides the mere effect on husbandry, that there can be too many freeholders in the kingdom; but certainly there may be too few; the ranks of men will not be well distinguished when there are no little estates.—When the territory

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	Brought over, £.	120
Provisions for the first year for ten servants		60
Stock of cattle	- - -	50
Farming tools, and a boat, &c.	- - -	50
Buildings	- - -	50
Contingent expences	- - -	50

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That this is not a complete account, must be at once visible to the reader. Are the ten white servants to be had without wages? What is the premium, above those in England, for carrying them to Florida? Double the par would be a small allowance, which would be 200 *l.* a year more. This would make 580 *l.* and other omissions would raise it to full 700 *l.* a sum that would stock a farm in England: and 500 *l.* of this is the expence peculiar to the emigration.

territory is parcelled into large divisions, with a great man at the head of each, thousands of inconveniencies may be foreseen from such a state of the landed property. But with relation to husbandry, we see at present that the agriculture of immense estates is worse, upon an average, than that upon small ones : the farmers are left to the care of stewards, the consequence of which is they are rarely so well managed as by the owners themselves. Estates so conducted are seldom let at their value, and no wonder ; great men, in the first place, have county interests and popularity to keep up ; and in the second, the influence and power of stewards sink very much, when the tenant pays as much for his land as any other person would. Lands will rarely be well cultivated for which the tenant does not pay their value. I have seen so many instances of this in all parts of England, that I almost lay it down as a maxim. Nothing, therefore, can be so wide of the truth, as the idea we often see in papers and pamphlets, that landlords raising their rents raises the price of provisions ; as if the farmer could reimburse himself by an increased price of his product. The fact of raising rents is diffused, scattered, uncertain : as well might a farmer find he wanted twenty pounds more one week than he had



for several preceding, and going to market with his wheat, think to gain it by raising the price. When he comes there he is lost in the croud : the common price is formed by the general demand, and the quantity to answer it : it matters nothing what a farmer's, or many farmers private wants are, whether for rent or other necessaries. To answer an increase in these he increases his quantity, which is the true effect, and it would be preposterous to think of any other. And to talk of combinations (upon account of raising rents) in an article so generally produced as wheat, and which is in market every week in the year, is a great absurdity. To return :

Among other very extensive estates, are those which have been formed by buying up all the wastes around : the moors and other tracts of uncultivated land, are so little valued that they have been sold for low prices. Even so far south as Dorsetshire and upon the sea-coast, intersected by turnpikes, and close to populous towns, large tracts have been bought freehold at a guinea an acre ; and considerable ones even at ten shillings. The neighbouring owners of great estates never fail to buy these immediately—not with a view to cultivate them, but for the increase of their domaine—for elbow room—for hunting ground ;  
(imitating



[imitating therein the Mohawks and the Cherokees) — for shooting moor-game : — nor have I any doubt, but minds may be found so depraved, as to sigh at the idea of cultivation spreading about their seats.

It is natural to ask, when we hear of ship-loads of people emigrating to America, why do they go there, when we have such plenty of wastes at home? The above observation answers it: we have the wastes, but they are too often in hands that either will not hear of improvements, or not offer proper encouragement to settlers. In America, a *freehold* is given: in Britain, perhaps a *lease* will be sold with difficulty. How can we wonder at their seeing clearly the immense difference!

Another circumstance, which also occasions our wastes to be left in their present state, is the idea general about them, that their soil is worthless, and will not answer to cultivate. I have on other occasions taken all the care possible to gain information on this head, and have published such facts to prove the contrary, that I think there cannot be a doubt, but this idea is a mistaken one. Nor can there be any doubt but many emigrants that have gone to America, have, when they got there, cultivated much worse lands than our moors; for there are tracts in that continent, to  
which

which many go, much bigger than England, wherein the soil is not comparable to the worst of ours. Where they are frozen almost to death during six months of the year, or else melted as long by a suffocating heat; where wheat and European corn will not grow, or if it does, produces a grain little better than chaff; where labour is from 30 to 50 *per cent.* higher than in England; and where, supposing they could raise wheat, it would sell when they got it at only half the price it yields in England. To tell these men before they go, supposing them farmers or labourers, to settle on our moors, they would laugh, and say, their fathers knew nothing of that sort of culture; but they will go to America, and do that their grandfathers nor grandmothers never dreamed of, unless they were in Bedlam \* !

But such are the charms of giving people land for their own: I am very clear, that if the legislature would purchase all the wastes in Britain that came to market, and immediately

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\* This is not contradicting what I before said of the advantages of emigration. I am now speaking of classes who can have no just information—who go merely that they may have land *of their own*; and for want of knowing where to go find themselves on *new estates*, frequently that will bear no comparison with Bagshot heath.

immediately resell them in parcels of 20 or 30 acres, letting the man that had eight children, or upwards, have his lot, for nothing, that such a conduct would stop many emigrants. Having wastes, can have no effect, if they are not to be gained. Would to heaven, an act passed to oblige the possessors to sell them, if not in culture by such a time; and the new purchasers to begin the work immediately. But this will not happen, and therefore I shall bestow no more words upon it.

Emigrations have long been complained of in this country, as tending to depopulate it. I have shewn in these papers, that if ever numbers left the country it will be now—since at present there is reason to do that, which before was folly. Great attention is in all things given (and very wisely) to America; that continent is peopling with a celerity that will by and by astonish the world; all the political interests of Britain depend on the connection between them remaining as at present; and this kingdom, one third or more of whose territory is waste, will make no respectable figure as the head of a body, when limbs on the other side of the Atlantic are far more populous than herself.—While America is settling, sure something should be done to settle British wastes; the experience of cen-  
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turies tells us what is to be expected from the proprietors : if ever the work is even begun, it must be by the assistance of parliament, or by a strong association of individuals.

As the principal aim of these papers was to shew, that the great work of improving the wastes of the kingdom, might be undertaken upon rational hopes of success ; I shall explain a little the manner in which I think it might be done.

Men are apt to think *that* an immense work, which in reality is but a moderate undertaking ; and this for want of reflecting on the means of doing it. They cry out, *What a farm is here to be ! The king must be made a farmer ; he is to farm twenty millions of acres, and lords and commons, we suppose, are to be his bailiffs ; we doubt the ploughing and sowing will go on very badly, however eager they may be to reap !* Such are usually the arguments returned to ideas like these.—I want to make the king neither a farmer, nor (like his brother, the Chinese emperor) a plough-man ; and much less would I employ lords and commons, because so many cooks would certainly spoil the mess :—in no part of the business would I ask more than *their votes*. But, to be serious.

The reason that men have treated this scheme, as if it was impracticable, has been their running away with the notion, that the wastes were to be *farmed*; but nothing is farther from my idea. To farm them would be a visionary scheme indeed; but to *improve* them is a very different thing. This I will explain.

Suppose a very large tract of land is procured for improvement, either bought, or hired for 99 years. The first work is to build such a farm-house as is proper for that sized farm that lets best in the country in question: To form inclosures round it, and to bring them into culture.—For instance, suppose the waste a moor; at the same time that the building and inclosing goes on, the lands must be pared and burnt and limed, in time to plough them for turnips: this is the work for the first year. That for the second, begins immediately by building another house, &c. and making fresh inclosures, and paring and burning as before for a new crop of turnips; and the first parcel, which was under turnips last year, is ploughed for oats. this, among which grass seeds are sown. The work of the third year is to build another house, &c. and form inclosures round it, to pare, burn, lime them, and sow turnips; at the same time that parcel which was turnips last year



is now oats ; and that which was oats then is now grafs. The fourth year, a new house and farm as before, brought under turnips, with an equal quantity of oats and grafs ; and the first year's grafs being now a year old, is in order to let to a tenant, which is accordingly done : and then the improvement goes on regularly ; one farm every year taken in from the waste, and one every year let. This is the course of the business, whether the farm is annually large or small, and whether several are annually taken in, or only one \*.

In this method the quantity of land, which might soon be improved, would make a considerable figure, so as to become of real national importance ;—but it would do more ;—it would prove that wastes might really and profitably be improved upon this system, and when once that was established, the work might be multiplied in any degree. —Twenty thousand pounds would effectually

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\* I am not here stating the *particulars* of the improvement ; besides, there are lands that require variations much dependent on the expence of lime. What I have above chiefly aimed at, was explaining that by this mode of improvement, the quantity of land *farmed*, bears no proportion to that *improved*. An immense tract might be improved and let in a few years, and yet the space farmed would be trivial, being, in truth, no more than was necessary for the improvement.

tually begin the work without any after-expenditure, so that the improvement should carry on itself. This sum of money would make no great figure in parliamentary grants, even if it was not successful, which could scarcely happen, if the execution was put into the hands of some man who understood this part of agriculture, and upon whose integrity a dependance could be placed :—I mean so as to escape the evils of the work turning out a job, and being ruined in the execution. It would be ridiculous to suppose that government could not find a man that would have knowledge and honesty enough to execute such a work. Sure, in the great body of the legislature, some member will think the wastes of Britain deserving enough of attention, as well as those of America, at least to make the proposal !—There are no public works executed that do not come as much within the nature and denomination of jobs as the culture of waste lands could possibly do ; all public buildings, harbours, inclosures, drainages, &c. are more or less in the execution jobs, and if you will never come into any scheme of public improvement, because private people are to reap some of the advantage, Davenant has long ago remarked, that no public work will ever be put in execution.

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But supposing, that unfortunately no member of the British legislature should be of my opinion; or at least, that their endeavours, if they happened so to be, should prove vain; in such case, is it impossible to think further of the scheme? By no means. Two hundred patriotic individuals, subscribing each one hundred pounds, raise the sum above-mentioned, as a parliamentary grant. Such a society of men could certainly execute any thing within the power of parliament (in such a case as this) provided the capital raised was the same.

This is but a rough idea, yet is it, from the importance of the subject, worth pursuing. Let us suppose such a number of persons ready to subscribe as above, what are the terms upon which we may imagine their idea would be successful?

I submit the following sketch to the reader's attention—not as perfect—or obviating all objections, but as tracing the outlines of a system, which might have the wished for effect.

#### I.

That an engagement be entered into by subscribers, to pay for each share in the undertaking 100/.

#### II.

That no money be paid, unless the sum subscribed amounted to 20,000/.

That

## III.

That one person may subscribe as many shares as he pleases.

## IV.

That the subscribers shall chuse a superintendant of the undertaking, who shall reside on the improvement, and have the sole direction of the execution.

## V.

That a committee be chosen by the subscribers every three years, or annually, to inspect the progress of the undertaking, at such times, and such manner, as they shall think proper.

## VI.

That the interest of four *per cent.* be paid to the subscribers for their money, after the expiration of one year, for the term of ten years.

## VII.

That the interest of five *per cent.* be paid for the next term of ten years.

## VIII.

That the interest of six *per cent.* be paid for the next term of ten years.

## IX.

That ever after, the interest of seven *per cent.* be paid to the subscribers.

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There are several reasons why this plan would be inferior in the execution to the work of parliament; but I am of opinion it would well bear this interest, and yet leave profit enough to the superintendant.

It is unfortunate for the good of our country, that all such ideas as these should be generally thought the dreams of visionary men: but it is the nature of those, who look no further than the mere line of self-interest, to laugh at every thing that is great and useful in public life. We often hear the state of our wastes, and of population, spoken of with regret—but why should such conversation, which carries with it an appearance of patriotism, be indulged, if its meaning reaches no farther than words. It is to be regretted that a more active conduct has not long ago produced some effects; but, unhappily, our wastes are yet in their desolate state.

Men should not complain of emigrations to the colonies, if they will take no measures to prevent them: but, if the wastes of Britain are left in a state that can induce none to cultivate them, while America holds forth the most abundant charms, we ought not to be surprized that the one is chosen, and the other rejected.

Men.



Men should not complain of the depopulation of the country, by engrossing farms, if they will take no pains to make farms more plentiful; in this case it will not be half so effectual to rail at the conduct of individuals, as to take measures to increase the number, small as well as great.

Nor should men complain of provisions being too dear, if they will give no attention to render them cheaper by the only possible means of doing it; increasing the quantity raised. Improving our waste lands would effect this, if any thing could, since on them might be annually raised, and by means of such an undertaking as I have proposed, much more corn, &c. than was ever exported from Britain.

Men, better experienced in the principles of politicks, may find numerous objections to these ideas—Their objections may possibly be well founded—but let me repeat what I have before often observed, that nothing should be rejected, because liable to objections, unless they more than balance the advantages expected. If fault is found with the schemes I have offered, let more able minds propose better. If I have it in my power to animate those to think seriously of this subject, who, from station or fortune, need not think altogether in vain,

my end will be answered. But while I see such immense tracts of land lying waste and neglected, though possessing every advantage attending our cultivated countries; while I see men eagerly crowding to America, for want of encouragement to settle on these waste tracts, at the same time that complaints of depopulation are common; and that so many are calling out for bread to eat; while this is the case, it surely behooves any man who loves his country, to offer such ideas of improvement as seem to him practicable: he may be mistaken, but his mistakes ought to be respectable.

Certain it is, that cultivation in Britain should keep pace with that of America, for upon cultivation depend power, wealth, and national influence. If the prosperity of the kingdom is at a stand, while that of America is in the full flood of fortune; it will soon ebb with Britain. With proper conduct this may long be kept off, but that conduct cannot consist in leaving a third of the national territory waste and uncultivated.

Emigrations have long been complained of, and many evils attributed to them in this kingdom. I do not enquire whether the idea has been just; but I have endeavoured to shew, that there must now be more reason for such apprehensions than

before, which is a reflection that should move men to something more than inactive complaints.

I have framed this enquiry into the state of the colonies, and the waste lands of Britain, not under an idea of stopping emigrations, but with a view to counteract their ill effects. If men *will* go to America they *must*; but let us at least keep pace at home with those who go abroad: the improvement of our wastes will employ many hands, and therein increase useful population: it will add much to the national wealth and strength; and be attended with all those excellent effects, that increase of people has given to America.

Much do I hope that something will be done—that men will encourage the idea of improvement, and especially that those, whose rank, fortune, and situation, give them ability, will take this very important matter into consideration. Some degrees even of wildness and imprudence had better far be the consequence, than to continue for another century, sleeping in that dismal inactivity which can never produce ought that is valuable. In a wealthy, refined, and polished age, **ACTIVITY** ought to be the characteristic of the nation. Animated endeavours are an honour to any age. Sleep, therefore, no more over your moors, your

wolds, downs, forests, chaces, and bogs, but exert the same spirit in their improvement, which every other branch of political œconomy enjoys in so distinguished a degree. —This is the hearty wish of a man in too obscure retirement to offer more than wishes; was it my lot to live in a superior sphere, I hope I should make those exertions in action, which at present I can only make in idea. Being uninterested in the event, I should not be condemned for publishing reflections that may meet with the same neglect as our wastes; conscious of rectitude in my intentions, this affects me but little. Would but the owners of our uncultivated lands think of them with the same regret that I do, they would not long remain in their present state. Cultivation should spread throughout them: farms, villages, and towns, be the successors of foxes and moor game—population should thrive—plenty should be diffused—and while I wished well to *America*, BRITAIN should have my first devoirs.

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## A P P E N D I X.

**S**INCE writing the preceding pages, I have been in conversation with some American gentlemen, who are nearly of my opinion in several respects, but from entirely a different cause; instead of the new colony of the Ohio, they speak of the purchase or acquisition, made by governor Wright at the back of Georgia, on the Savannah, N. W. of the town of Augusta. This territory contains five millions of acres; it is seated in a most healthy and agreeable climate, the soil as fertile as possible, watered with running streams to admiration; and intersected by two or three navigable rivers. It is the opinion of the abovementioned gentlemen, that this territory, with the adjacent tracts, which may hereafter be gained, will more probably be attended with the effects I have sketched in these sheets, than the country situated on the Ohio. This variation of opinion, however just, is not of consequence to my argument; for it matters little, whether it be Georgia, the Ohio, or the Mississippi, that works the effect described; if a fertile, beautiful, and healthy country, is now to be settled, whatever part of America it may be in, the colony will probably attract more people than our old settlements, and consequently the reasoning in these papers, is as applicable to one as to the other.



We have had large accounts of the great profit of American husbandry in several instances. Such accounts may be thought to defeat my assertions, that  
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men fly to America to gain what they might easier secure at home ; in reply to this, it has been thought expedient to consider this matter a little more attentively.

The profit of agriculture in America, principally lies in *the plenty of land being so great, that a planter may annually increase his culture, proportionably to his annual savings* ; so that if he makes twenty *per cent.* by his business, he has a power of laying out all his savings at a *compound interest* of twenty *per cent.* To this circumstance, which is certainly an immense advantage, *common husbandry* in Britain has nothing to oppose. For, imagine a man in so good a farm, as to pay him forty *per cent.* for his money ; yet, from not being able to increase his land annually, and in exact proportion to the money he saves, he can only lay out his surplus at the common interest of four *per cent.* If the reader reflects a little upon this circumstance, it will appear to be an essential one, when the object is making a fortune. I could here insert calculations to shew, that from twenty to thirty *per cent.* and perhaps more, may be made on a good English farm ; but as such farm is totally deficient in this material point, it is not of consequence to examine it.

But with the waste lands of Britain the case is totally different ; for, on them we have the same advantage in this respect as the Americans enjoy, the opportunity of an annual encrease of culture. As the chief design of this pamphlet is to urge men to do whatever they are able, towards bringing these wastes into culture ; I shall here insert the heads of a calculation, to shew that the improvement of our moors, &c. will pay a very noble interest for the money expended, with that great advantage of being capable of any increase, upon whatever scale the undertaking is carried on. It would fill too many pages to insert the explanations of every article, as I had before drawn it up ; what I now insert being only an abstract. The principles upon which I calculate, are the same

as I pursued in the second volume of the *Farmer's Letters*; but as objections have been made to certain articles there minuted, they are altered here, in order to reduce the profit below the truth rather than to exceed it.

# FIRST YEAR.

160 Acres, Two Farms.

Buildings	-	-	-	£.	280	0	0
Walling, at 1s. a yard	-	-	-		484	0	0
Paring, burning, and spreading	-	-	-		160	0	0
480 chaldron of lime, at 12s.	-	-	-		288	0	0
Farming stock, including 1500 sheep, and 20 spayed heifers or steers, one year old, at 30s.	-	-	-		790	0	0
Shepherd, bailiff, and man for cattle	-	-	-		100	0	0
Expence on 160 acres of turnips, at 17s.	-	-	-		136	0	0
Rent, 2s.	-	-	16	0	0		
Tythe, 2s.	-	-	16	0	0		
Rates, 3d.	-	-	2	0	0		
Wear and tear	-	-	30	0	0		
Incidents	-	-	50	0	0		
Interest of 5000l.	-	-	200	0	0		
					314	0	0
					2552	0	0

## Product.

1500 sheep, at 6s.	-	-	-	450	0	0
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# SECOND YEAR.

200 Acres, Two Farms.

Buildings	-	-	-	-	280	0	0
Walling	-	-	-	-	510	0	0
A mansion for superintendant	-	-	-	-	500	0	0
Paring	-	-	-	-	200	0	0
600 chaldron of lime	-	-	-	-	360	0	0
Carry over,					1850	0	0

Brought over,				£.	1850	0	0
Fresh farming stock, including 500							
sheep and 30 steers	-	-	-		238	0	0
200 acres turnips	-	-	-		170	0	0
160 oats and grafs-seeds	-	-	-		480	0	0
Rent	-	-	-		76	10	0
Interest, servants, (two shepherds)							
incidents, wear and tear	-	-	-		655	0	0
					<hr/>		
					3469	10	0
					<hr/>		

*Product.*

2000 sheep, at 7s. 6d.	-	-	-		750	0	0
800 quarters of oats, 12s.	-	-	-		480	0	0
					<hr/>		
					1230	0	0
					<hr/>		

## T H I R D   Y E A R.

*360 Acres, in Three Farms.*

Buildings	-	-	-	-	420	0	0
Walling	-	-	-	-	619	10	0
Paring	-	-	-	-	360	0	0
1380 chaldrons of lime	-	-	-	-	828	0	0
Draining	-	-	-	-	100	0	0
Fresh stock, including 50 steers	-	-	-	-	735	0	0
Stock for 100 acres turnips	-	-	-	-	250	0	0
360 acres of turnips	-	-	-	-	306	0	0
200 oats	-	-	-	-	600	0	0
Hay	-	-	-	-	60	0	0
Rent	-	-	-	-	153	0	0
Interest of 10,000 <i>l.</i> servants, incidents,							
wear and tear, labour on dung, &c.					800	0	0
					<hr/>		
					5231	10	0
					<hr/>		

*Product.*

2000 sheep	-	-	-		1000	0	0
1000 quarters of oats, at 12s.	-	-	-		600	0	0
Stock improved by 100 acres turnips to					450	0	0
					<hr/>		
					2050	0	0
					<hr/>		

FOURTH YEAR.

480 Acres, Four Farms.

480 turnips		360 grafs	
2000 sheep	250	100 sheep	
50 steers	15	100 horses	30
50 —	20	160 steers	150
30 —	20		
20 —	20	360	
<hr/>		<hr/>	
To spare	- 325		
	- 155		
	<hr/>		
	480		
	<hr/>		

Buildings	-	-	-	560	0	0
Walling	-	-	-	834	0	0
Paring	-	-	-	480	0	0
Draining	-	-	-	400	0	0
2400 chaldrons of lime	-	-	-	1440	0	0
Fresh stock, including 50 steers	-	-	-	515	0	0
480 acres turnips	-	-	-	408	0	0
360 oats	-	-	-	1080	0	0
Hay	-	-	-	80	0	0
Stock 150 acres of turnips	-	-	-	350	0	0
Rent	-	-	-	255	0	0
Sundries	-	-	-	800	0	0
				<hr/>	<hr/>	<hr/>
				7202	0	0
				<hr/>	<hr/>	<hr/>

Product.

2000 sheep	-	-	-	1000	0	0
1800 quarters of oats	-	-	-	1080	0	0
Stock from 150 acres of turnips	-	-	-	650	0	0
20 steers fat	-	-	-	200	0	0
				<hr/>	<hr/>	<hr/>
				2930	0	0
				<hr/>	<hr/>	<hr/>

## FIFTH YEAR.

500 Acres, Five Farms.

500 turnips		560 grafs
250 sheep		100 hay sheep
20 steers	60	200 horses
15 —	50	200 steers
25 —	50	
60 —	30	500
To spare	130	60 hay in store
	<u>500</u>	<u>560</u>

Buildings	-	-	-	£	700	0	0
Walling	-	-	-	-	1265	0	0
Paring	-	-	-	-	500	0	0
2500 chaldrons of lime	-	-	-	-	1500	0	0
Draining	-	-	-	-	300	0	0
Stock, including 60 steers	-	-	-	-	810	0	0
500 turnips	-	-	-	-	425	0	0
480 oats	-	-	-	-	1440	0	0
Hay	-	-	-	-	100	0	0
Stock 130 acres of turnips	-	-	-	-	300	0	0
Rent 1700 acres	-	361	5	0			
Deduct tythe and rates							
paid on land let	-	40	10	0			
						320	15 0
Sundries, viz.							
Interest of 20,000 <i>l.</i>	-	800	0	0			
Incidents	-	100	0	0			
Wear and tear	-	400	0	0			
Labour on dung	-	50	0	0			
Bailiff	-	100	0	0			
Shepherds	-	50	0	0			
Servants on cattle	-	80	0	0			
						1580	0 0
							9240 15 0



*Product.*

2000 sheep	-	-	£	1000	0	0
2400 quarters of oats	-	-		1440	0	0
Stock from 130 acres of turnips	-	-		560	0	0
30 steers	-	-		300	0	0
The first farms of 160 acres let at 15s.						
120l. a year, fold 20 years purchase				2400	0	0
				<hr/>		
				5700	0	0
				<hr/>		

S I X T H Y E A R.

*500 Acres, Five Farms.*

<i>Acres</i>		<i>Acres</i>	
Turnips	500	Grafs	840
<hr/>		<hr/>	
2000 sheep	250	Sheep	150
70 steers	30	50 horses	200
60 —	30	70 steers	40
50 —	50	60 —	50
50 —	100	50 —	50
To spare	40	50 —	100
<hr/>		<hr/>	
	500		590
<hr/>		<hr/>	
		To spare	250
		<hr/>	
		840	
		<hr/>	

Buildings, walling, paring, lime, and draining	-	-	-	4265	0	0
70 steers	-	-	-	105	0	0
500 acres of turnips	-	-	-	425	0	0
500 oats	-	-	-	1500	0	0
Hay	-	-	-	120	0	0
Stock for 40 acres turnips, 250 grafs, and 60 old hay	-	-	-	850	0	0
Rent 2200 acres	-	467	10	0		
Tythe, &c.	-	94	10	0		
				<hr/>		
				373	0	0
Sundries	-	-	-	1580	0	0
				<hr/>		

*Produce.*

Sheep	-	-	-	£	1000	0	0
2500 quarters of oats	-	-	-		1500	0	0
Stock from turnips, grafs, and hay	-	-	-		1550	0	0
50 steers	-	-	-		500	0	0
The farms of the second year let and fold	-	-	-		3000	0	0
					<hr/>		
					7550	0	0
					<hr/>		

## SEVENTH YEAR.

*500 Acres, Five Farms.*

	<i>Acres</i>		<i>Acres</i>
Turnips	500	Grafs	980
<hr/>		<hr/>	
Sheep	250	Sheep	150
70 steers	30	50 horses	200
70 —	60	70 steers	40
60 —	60	70 —	60
50 —	100	60 —	60
<hr/>		50 —	120
	500	<hr/>	
			630
		To spare	350 hay
		<hr/>	
			980
		<hr/>	
Buildings, walling, paring, draining, lime, steers, 500 turnips, 500 oats and hay	-	-	-
Rent, 2700 acres	-	573	15 0
Tythe	-	150	0 0
		<hr/>	
Sundries	-	-	-
		423	15 0
		1580	0 0
		<hr/>	
		8398	15 0
		<hr/>	

*Product.*

2000 sheep	-	-	-	£	1000	0	0
2500 quarters of oats	-	-	-		1500	0	0
50 steers, fat	-	-	-		500	0	0
Farms of the third year let, &c.	-				5400	0	0
					<hr/>		
					8400	0	0
					<hr/>		

EIGHTH YEAR.

500 Acres, Five Farms.

	<i>Acres</i>		<i>Acres</i>
Turnips	500	Grass	1000
<hr/>		<hr/>	
Sheep	240	Sheep	150
70 steers	30	50 horses	200
70 —	60	70 steers	40
70 —	70	70 —	60
60 —	100	70 —	100
<hr/>		60 —	120
500		<hr/>	
<hr/>		670	
		To spare	
		330	
		<hr/>	
		1000	
		<hr/>	

Buildings, &c. &c.	-	-	6395	0	0
Rent 3200 acres	-	680	0	0	
Tythe	-	189	0	0	
<hr/>			491	0	0
Sundries	-	-	1580	0	0
			<hr/>		
			8466	0	0
			<hr/>		

*Product.*

2000 sheep	-	-	£	1000	0	0
Oats	-	-	-	1500	0	0
60 steers, fat	-	-	-	600	0	0
Farms of fourth year let, &c.	-	-	-	7200	0	0
				<hr/>		
				10,300	0	0
				<hr/>		

*General Account of Capital.*

Expence of the first year	-	-	2552	0	0
Expence of the 2d	-	3469 10 0			
Product of the 1st	-	450 0 0			
			<hr/>		
			3019	10	0
Expence of the 3d	-	5231 10 0			
Product of the 2d	-	1230 0 0			
			<hr/>		
			4011	10	0
Expence of the 4th		7202 0 0			
Product of the 3d	-	2050 0 0			
			<hr/>		
			5152	0	0
Expence of the 5th		9240 15 0			
Product of the 4th	-	2930 0 0			
			<hr/>		
			6310	15	0
Expence of the 6th		9218 0 0			
Product of the 5th		5700 0 0			
			<hr/>		
			3518	0	0
Expence of the 7th		8398 15 0			
Product of the 6th		7550 0 0			
			<hr/>		
			848	15	0
Expence of the 8th		8466 0 0			
Product of the 7th		8400 0 0			
			<hr/>		
			66	0	0
			<hr/>		
			£. 25,478	10	0
			<hr/>		
Interest, at 4 per cent.	£	-	1019	0	0
			<hr/>		

N I N T H Y E A R,

600 Acres, in Five Farms.

	<i>Acres</i>		<i>Acres</i>
Turnips	600	Grafs	1000
Sheep	250	Sheep	150
Steers 100	50	60 horses	240
Ditto 70	60	100 steers	60
Ditto 70	70	70 ditto	60
Ditto 70	140	70 ditto	100
	570	70 ditto	140
To spare	30		750
	600	To spare	250
			1000
Buildings	-	£	700 0 0
Walling	-		1465 0 0
Paring	-		600 0 0
600 acres of turnips	-		510 0 0
500 oats	-		1500 0 0
Hay	-		200 0 0
Stock for 30 acres of turnips, 250 grafts, and 300 old hay	-		800 0 0
Rent 3800 acres	-	807 10 0	
Tythe	-	245 5 0	
			562 5 0
Sundries, viz.			
Interest	-	1019 0 0	
Incidents	-	100 0 0	
Wear and tear	-	500 0 0	
Labour, dung, &c.	-	140 0 0	
Bailiff	-	100 0 0	
Shepherds	-	50 0 0	
Servants on cattle	-	100 0 0	
			2009 0 0
		Carry over,	8346 5 0



	Brought over,	£.	8346	5	0
3000 chaldrons of lime	-	-	1800	0	0
Draining	-	-	300	0	0
Stock, including 100 steers	-	-	420	0	0
<hr/>					
			10,866	5	0
<hr/>					

	<i>Product,</i>				
Sheep	-	-	1000	0	0
Oats	-	-	1500	0	0
70 steers	-	-	700	0	0
Stock from turnips and grafs	-	-	1800	0	0
Farms of the 5th year let, &c.	-	-	7500	0	0
<hr/>					
			12,500	0	0
<hr/>					

## TENTH YEAR.

*700 Acres, in Six Farms.*

Turnips	700	Grafs	1000
<hr/>		<hr/>	
Sheep	250	Sheep	150
120 steers	70	70 horses	280
100 ditto	80	120 —	80
70 ditto	70	100 —	80
70 ditto	140	70 —	100
<hr/>		<hr/>	
	610	70 —	140
To spare	90	<hr/>	
<hr/>		To spare	830
	700		170
<hr/>		<hr/>	
			1000
<hr/>		<hr/>	
Buildings	-	£	840 0 0
Walling	-	-	1665 0 0
Paring	-	-	700 0 0
3500 chaldrons of lime	-	-	2100 0 0
Draining	-	-	300 0 0
<hr/>			
		Carry over,	5605 0 0

# APPENDIX.

69

	Brought over,	£.	5605	0	0
Stock, including 120 steers	-	-	510	0	0
700 turnips	-	-	595	0	0
600 oats	-	-	1800	0	0
Hay	-	-	250	0	0
Stock for 90 turnips and 170 grafs	-	-	640	0	0
Rent, 4500 acres	-	956 5 0			
Tythe	-	191 15 0			
			764	10	0
Sundries	-	-	2009	0	0
			12,173	10	0

## Product.

Sheep	-	-	1000	0	0
Oats, 3000 quarters	-	-	1800	0	0
70 steers	-	-	700	0	0
Stock from turnips and grafs	-	-	1160	0	0
Farms of the 6th year let, &c.	-	-	7500	0	0
			12,160	0	0

## ELEVENTH YEAR.

700 Acres, in Six Farms.

	Acres	Grafs	1100
Turnips	700		
		Sheep	150
Sheep	250	70 horses	280
120 steers	70	120 steers	80
120 —	100	120 —	100
100 —	70	100 —	100
70 —	140	70 —	140
	630		850
To spare	70	To spare	250
	700		1100

Buildings	-	-	-	-	£. 840	0	0
Walling	-	-	-	-	1665	0	0
Paring and lime	-	-	-	-	2800	0	0
Draining	-	-	-	-	400	0	0
120 steers	-	-	-	-	180	0	0
700 turnips	-	-	-	-	595	0	0
700 oats	-	-	-	-	2100	0	0
Hay	-	-	-	-	250	0	0
Stock for 40 turnips and 250 grafs					600	0	0
Rent, 5200 acres	-	1105	0	0			
Tythe, 2200	-	247	10	0			
					<hr/>	857	10 0
Sundries	-	-	-	-	2009	0	0
					<hr/>	12,296	10 0

*Product.*

Sheep	-	-	-	-	1000	0	0
3500 quarters of oats	-	-	-	-	2100	0	0
70 steers	-	-	-	-	700	0	0
Stock from turnips and grafs	-	-	-	-	1200	0	0
Farms of the 7th year let, &c.	-	-	-	-	7500	0	0
					<hr/>	12,500	0 0

## TWELFTH YEAR.

700 Acres, Six Farms.

Turnips	<i>Acres</i> 700	Grafs	<i>Acres</i> 1300
	<hr/>		<hr/>
Sheep	250	Sheep	150
120 steers	70	70 horses	280
120 ———	80	120 steers	80
120 ———	100	120 ———	100
100 ———	200	120 ———	120
	<hr/>	100 ———	200
	700		<hr/>
	<hr/>	Carry over,	930

	<i>Acres</i>
Brought over,	930
To spare	370
	<hr/> 1300 <hr/>
Buildings, walling, paring, lime, draining, steers, turnips, oats, and hay - - - - -	£. 8830 0 0
Sundries (Interest at 5 per cent.) -	2463 0 0
Rent, 5900 acres - 1253 15 0	
Tythe 2700 — - 303 15 0	
	<hr/> 950 0 0 <hr/>
	<hr/> 12,243 0 0 <hr/>

	<i>Product.</i>
Sheep - - - - -	1000 0 0
3500 quarters of oats - - -	2100 0 0
100 steers - - - - -	1000 0 0
Farms of the 8th year let, &c. -	7500 0 0
370 acres of hay - - - - -	740 0 0
	<hr/> 12,340 0 0 <hr/>

T H I R T E E N T H Y E A R.

700 Acres, Six Farms.

	<i>Acres</i>		
Turnips	700	Grass	1400
	<hr/>		<hr/>
Sheep	210	Sheep	180
120 steers	70	70 horses	280
120 ———	80	120 steers	80
120 ———	100	120 ———	100
120 ———	240	120 ———	120
	<hr/>	120 ———	240
	700		<hr/>
	<hr/>	To spare	1000
			400
			<hr/>
			1400
			<hr/>

Buildings, fundries, &c. &c. . .	£.	11,293	0	0
Rent, 6600 acres . . .		1402	10	0
Tythe, 3300 . . .		371	5	0

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 1031 5 0

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 12,324 5 0
*Product.*

Sheep . . . . .	-	-	-	-	1000	0	0
Oats . . . . .	-	-	-	-	2100	0	0
120 steers . . . . .	-	-	-	-	1200	0	0
Farms of the 9th year let, &c. . .	-				9000	0	0

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 13,300 0 0

## FOURTEENTH YEAR.

*800 Acres, Seven Farms.*

	<i>Acres</i>	<i>Grass</i>	1400
Turnips	800		
	—	Sheep	250
Sheep	400	80 horses	320
120 steers	60	120 steers	80
120 —	90	120 —	100
120 —	100	120 —	120
120 with 90 hay	150	120 —	240
	—		—
	800		1110
	—	To spare	290
			—
			1400

Buildings . . . . .	-	-	-	£.	980	0	0
Walling . . . . .	-	-	-		1700	0	0
Paring . . . . .	-	-	-		800	0	0
Lime, 4000 chaldrons . . . . .	-	-	-		2400	0	0
Draining . . . . .	-	-	-		400	0	0
120 steers, 1000 sheep, and other stock					800	0	0

---

 Carry over, 7080 0 0



# A P P E N D I X.

73

	Brought over, £.			
800 turnips	-	-	7080	0 0
700 oats	-	-	680	0 0
Hay	-	-	2100	0 0
Sundries	-	-	250	0 0
Rent, 7400 acres	-	1572 10 0	2463	0 0
Tythe, 3800	-	427 10 0		
			<u>1145</u>	<u>0 0</u>

13,718 0 0

## *Produce.*

2000 sheep	-	-	1000	0 0
1000 ditto	-	-	375	0 0
700 acres oats	-	-	2100	0 0
120 steers	-	-	1200	0 0
370 acres old hay	-	-	740	0 0
Farms of the 10th year let, &c.	-	-	10500	0 0

15,915 0 0

## FIFTEENTH YEAR.

900 Acres, Eight Farms.

	<i>Acres</i>		<i>Acres</i>
Turnips	900	Grass	1400
	<u>900</u>		<u>1400</u>
Sheep	400	Sheep	300
150 steers	80	100 horses	400
120 ditto	80	150 steers	180
120 ditto	100	120 —	100
120 ditto	180	120 —	140
	<u>840</u>	120 —	240
To spare	60		<u>1360</u>
	<u>900</u>	To spare	40
			<u>1400</u>

Buildings	-	-	-	£.	1120	0	0
Walling	-	-	-	-	1800	0	0
Paring	-	-	-	-	900	0	0
Lime, 4500 chaldrons	-	-	-	-	2700	0	0
Draining	-	-	-	-	400	0	0
150 steers and other stock	-	-	-	-	835	0	0
900 turnips	-	-	-	-	765	0	0
800 oats	-	-	-	-	2400	0	0
Hay	-	-	-	-	300	0	0
Sundries	-	-	-	-	2463	0	0
Rent, 800 acres	-	1763	15	0			
Tythe, 4500	-	506	5	0			
					12570	0	0
Stock for 60 turnips, 40 grafs, and 500 hay	-	-	-	-	1000	0	0
					15,940	10	0

*Produce.*

3000 sheep	-	-	-	1500	0	0
800 acres of oats	-	-	-	2400	0	0
120 steers	-	-	-	1200	0	0
Stock from turnips, grafs, &c.	-	-	-	2000	0	0
Farms of the 11th year let, &c.	-	-	-	10500	0	0
				17,600	0	0

## SIXTEENTH YEAR.

## 1100 Acres, Ten Farms.

	<i>Acres</i>		<i>Acres</i>
Turnips	1100	Grafs	1500
	—		—
Sheep	400	Sheep	350
200 steers	100	130 horses	520
150 ditto	100	200 steers	150
120 ditto	100	150 —	100
120 ditto	180	120 —	140
	—		—
Carry over,	880	Carry over,	1260

Brought over,	<i>Acres</i> 880	Brought over,	<i>Acres</i> 1260
To spare	220	120	240
	<hr/> 1100 <hr/>		<hr/> 1500 <hr/>

Buildings	-	-	-	-	£. 1400	0	0
Walling	-	-	-	-	2200	0	0
Paring	-	-	-	-	1100	0	0
Lime	-	-	-	-	3300	0	0
Draining	-	-	-	-	500	0	0
200 steers and other stock	-	-	-	-	1200	0	0
1100 turnips	-	-	-	-	935	0	0
900 oats	-	-	-	-	2700	0	0
Hay	-	-	-	-	350	0	0
Sundries	-	-	-	-	2463	0	0
Rent, 9400 acres			1997	10	0		
Tythe 5200	-	-	585	0	0		
						1412	10 0
Stock for 220 acres turnips, and 100 old hay	-	-	-	-	800	0	0
						<hr/> 18,360 <hr/>	<hr/> 10 0 <hr/>

*Product.*

3000 sheep	-	-	-	1500	0	0
900 acres of oats	-	-	-	2700	0	0
120 steers	-	-	-	1200	0	0
Stock from turnips and hay	-	-	-	1440	0	0
Farms of 12th year let, &c.	-	-	-	10,500	0	0
				<hr/> 17,340 <hr/>	<hr/> 0 0 <hr/>	

SEVENTEENTH YEAR.

1100 Acres, Nine Farms.

Turnips	1100	Grass	1700
	<hr/>		<hr/>
Sheep	400	Sheep	350
300 steers	150	Horses 130	520
	<hr/>		<hr/>
Carry over,	550	Carry over,	870

Brought over,	550	Brought over,	870
200 steers	150	Steers 300	200
150 ———	150	——— 200	150
120 ———	180	——— 150	200
	———	——— 120	240
	1010		———
To spare	90		1660
	———	To spare	40
* 1100	———		———
			1700

Buildings	-	-	-	£.	1260	0	0
Walling	-	-	-	-	2200	0	0
Paring	-	-	-	-	1100	0	0
Lime	-	-	-	-	3300	0	0
Draining	-	-	-	-	300	0	0
300 steers	-	-	-	-	450	0	0
1100 turnips	-	-	-	-	935	0	0
1100 oats	-	-	-	-	3300	0	0
Hay	-	-	-	-	350	0	0
Sundries	-	-	-	-	2463	0	0
For 90 turnips, 40 hay			-	-	200	0	0
Rent, 10,500 acres		2231	5	0	1567	10	0
Tythe 5,900	-	663	15	0			
					<hr/>		
Deficiency last year	-	-	-		760	0	0
					<hr/>		
					18,185	10	0
					<hr/>		

## Produce.

3000 sheep,	-	-	-	1500	0	0
1100 oats,	-	-	-	3300	0	0
120 steers,	-	-	-	1200	0	0
Stock from turnips and hay	-	-	-	460	0	0
Farms of the 13th year let, &c.	-	-	-	10,500	0	0
				<hr/>		
				16,960	0	0
				<hr/>		

\* The allotment of turnips varies in several of these accounts; but if straw, and the low price of 10/. at which the steers are sold fat, be considered, the *lowest* minuted, will be found more than answerable. Through these calculations, if the average be taken, it will be found a very ample allotment.

EIGHTEENTH YEAR.

1100 Acres, Nine Farms.

Turnips	1100	Grafs	2000
Sheep	380	Sheep	350
300 steers	140	130 horses	520
300 ———	180	300 steers	200
200 ———	150	300 ———	200
150 ———	250	200 ———	250
	1100	150 ———	300
			1820
		To spare	180
			2000
Buildings, &c. &c.	-	£	15,658 0 0
Rent, 11600 acres	2465 0 0		
Tythe, 6600	742 10 0		
			1722 10 0
Deficiency last year	-		845 0 0
			18,225 10 0

Produce.

3000 sheep	-	-	-	1500 0 0
1100 oats	-	-	-	3300 0 0
150 steers	-	-	-	1500 0 0
Farms of the 14th year let, &c.	-	-	-	12000 0 0
180 acres hay	-	-	-	360 0 0
				18,660 0 0

NINETEENTH YEAR.

1100 Acres, Nine Farms.

Turnips and grafs as before, the deficiency of the former made up by the surplus of the latter.



Buildings, &c. &c.	-	-	£	15,658	0	0
Rent, 12,700 acres	2698	15	0			
Tythe, 7400	842	10	0			
				1856	5	0
Deficiency last year	-	-		1265	0	0
				18,779	5	0

*Produce.*

3000 sheep	-	-	-	1500	0	0
1100 oats	-	-		3300	0	0
200 steers	-	-		2000	0	0
Farms of the 15th year let, &c.				13,500	0	0
				20,300	0	0

## T W E N T I E T H   Y E A R .

*1200 Acres, in Ten Farms.*

	<i>Acres</i>		<i>Acres.</i>
Turnips	1200	Grass	2200
Sheep	400	Sheep	350
300 steers	150	140 horses	560
300 ———	180	300 steers	200
300 ———	200	300 ———	250
300 ———	270	300 ———	300
	1200	300 ———	600
			2260

Buildings	-	-	£	1400	0	0
Walling	-	-		2400	0	0
Lime	-	-		3600	0	0
Paring	-	-		1200	0	0
Draining	-	-		500	0	0
300 steers, and other stock	-	-		600	0	0
1200 turnips	-	-		1020	0	0

Carry over, 10,720 0 0

	Brought over,	£.	10,720	0	0
1100 oats	-	-	3300	0	0
Hay	-	-	350	0	0
Sundries	-	-	2463	0	0
Rent, 13,900 acres	2953	15	0		
Tythe, 8300	933	15	0		
			<hr/>	2020	0 0

---

18,853 0 0

---

*Produce.*

3000 sheep	-	-	1500	0	0
1100 oats	-	-	3300	0	0
300 steers	-	-	3000	0	0
Farms of the 16th year let, &c.			16,500	0	0

---

£. 24,300 0 0

---

If the account was here closed, this would be the annual receipt for three years, after which it would increase; but supposing it no greater, we may deduct the last year's expence (which includes an annual increase of 100 acres)

---

18,853 0 0

---

And the remainder is profit	-	5447	0	0
To which add the interest paid	-	1273	0	0

---

Annual receipt - - 6720 0 0

---

Which from 25,478*l.* the original capital, is twenty-six *per cent.* Suppose further, that a stop was here put to the works, the account then would be,

Last receipt	-	-	24,300	0	0
Farms of the 17th, 18th, 19th, and 20th years,	-	-	67,500	0	0

*Stock.*

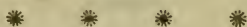
3000 sheep	-	1500	0	0
300 steers	-	2100	0	0
300 ———	-	1800	0	0
300 ———	-	1200	0	0
140 horses	-	1680	0	0

---

Carry over, 8280 0 0 91,800 0 0

---

Brought over,	8280	0	0	91,800	0	0
Implements and fundries,	2000	0	0			
				10280	0	0
Total	-	-	-	£. 102,080	0	0
Capital deducted	-	-	-	25,478	0	0
Remains profit	-	-	-	76,602	0	0



## REMARKS.

THE data on which this calculation is founded, are drawn from actual experience, and the prices those of the *Moor* countries, but heightened, in order to obviate those difficulties which may occur from the magnitude to which the work arrives. Thus, lime is reckoned at 12*s.* though in many tracts it is only 5*s.* (and laid on five chaldron *per* acre, instead of two or three, which are common); walling at 7*s.* though in some places but 5*s.* 6*d.*; for paring and burning, 16*s.* 6*d.* and 17*s.* are the general prices, but I have reckoned 1*l.* I have been likewise very moderate in other articles; I reckon the steers kept till five years old, and then fattened on turnips, and sold fat, only at 10*l.* whereas that is nearer the lean price of such a beast. Indeed, lean beasts of five years old are so very rare, that more than 10*l.* might be reckoned.

Turnips throughout the north sell at 3*l.* or 4*l.* an acre *unboed*; I calculate two good hoeings, and yet reckon them to pay but 2*l.* Six, seven, and eight quarters of oats are common on moor lands, though taken four, five, or six crops in succession; but I have supposed five quarters only, though but a single crop taken: 12*s.* a quarter was the price of these oats, when corn was not so dear as at present, and the badness of the grain owing, perhaps, to bad husbandry; yet, with perfect management, and in a dearer time I retain that price. If the number of  
horses

horses kept be thought insufficient (which I do not think) the objection is answered, by supposing some of the steers, from three to four years old, worked.

The great stocks of cattle kept constantly by means of so much grass, turnips, and straw, tend vastly to the improvement of the land by their dung, in a much greater degree than has been practised by those who have improved *Moor* lands; and would justify the idea of larger crops than I have supposed. The fold also, of 3,000 well-fed sheep, is an advantage that has never yet been experienced in such a case. A greater profit might have been made by a larger flock (and flocks on the moors rise even to 40,000) but I waved, in every article, supposing the most that could be made.

As to the rent, at which the farms are let, 15s. an acre for good grass land, new built, new inclosed, and laid down in the most perfect manner, I think low; 20s. an acre is not uncommon in moor and moor-side improvements, without half the advantages of these inclosures.

A charge of 2s. an acre runs through the whole for tythe; whereas, if the work was a parliamentary one, that article would certainly not exist.

I have supposed all the farms to be small ones, from 80 to 120 acres; but the profit would have been larger had they been more extensive; the smallness is another circumstance that shews the moderation of the rent.

Two shillings an acre are reckoned for landlord's rent, but this is an high calculation for lands, that at present do not bring in as many farthings; it would be advantage enough to have their wastes so nobly improved for their posterity.

Respecting the sale of the farms when let, I have been informed, that for a ninety-nine years lease, twenty-five years purchase might safely be reckoned; but to obviate objections, I have calculated only twenty years, at which price there can be little doubt but they would sell readily; since the purchasers

would make five *per cent.* interest for money on land security for ninety-nine years.

It is very evident, from the conclusion of the account, that the improvement would pay, without any doubt, the increase of interest mentioned at page 51, and yet yield a surplus great enough for a considerable annual increase of culture.

I have calculated the increase of culture as far as the thirty-second year, and find the improvement at the end of the next twelve years pays the seven *per cent.* to the subscribers, and leaves besides, a clear profit of 7377 *l. per. ann.* paying in the whole, thirty-six *per cent.* on the original capital.

The advantages here stated, are in every respect practicable. In the 20th year of the undertaking, the land *farmed* amounts only to 4,500 acres, 2,200 of which are grass; this is, it is true, a large farm, but there are many much larger; and the simplicity of a business, consisting only of three crops, renders it easier to be managed than much less tracts.

Such an expenditure of 25,000*l.* or 20,000*l.* upon a something smaller scale would be attended with excellent effects. In these twenty years 13,900 acres are brought into culture; 122 farms established, and a very considerable increase of population; and in future, by a continuance of the work, much greater and more important effects.

When it is reflected, that these things are brought about by a sum of money, very inconsiderable if a parliamentary grant—and not great, if raised by subscription;—that four, five, six, and seven *per cent.* are paid for the money with which they are effected, if belonging to individuals; and that a greater quantity of land would be improved if no interest was paid: When these circumstances are considered, it will surely be thought no visionary idea; but at least worth the trial.

The husbandry here stated, enjoys the advantages which are so conspicuous in America; this is a circumstance



cumstance much worthy of notice, for I before shewed that common husbandry cannot be made equal to American planting, for want of annual additions to the culture.

If such an idea as this was executed, the management of such improvements would become familiar, and all the wastes of Britain converted, in no long period, to cultivated farms. Thus would the agriculture and population of the mother country increase as well as that of the colonies, which could not fail of producing many excellent effects.

F I N I S.

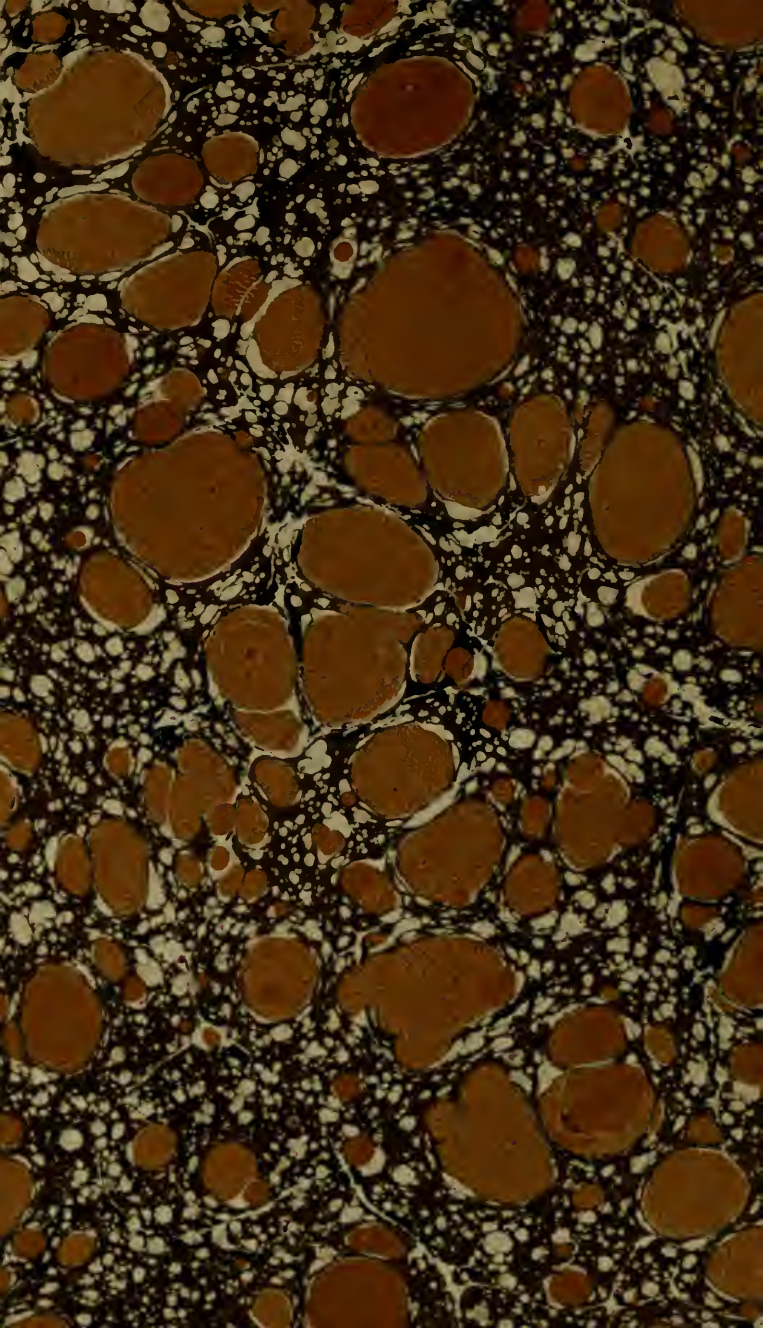


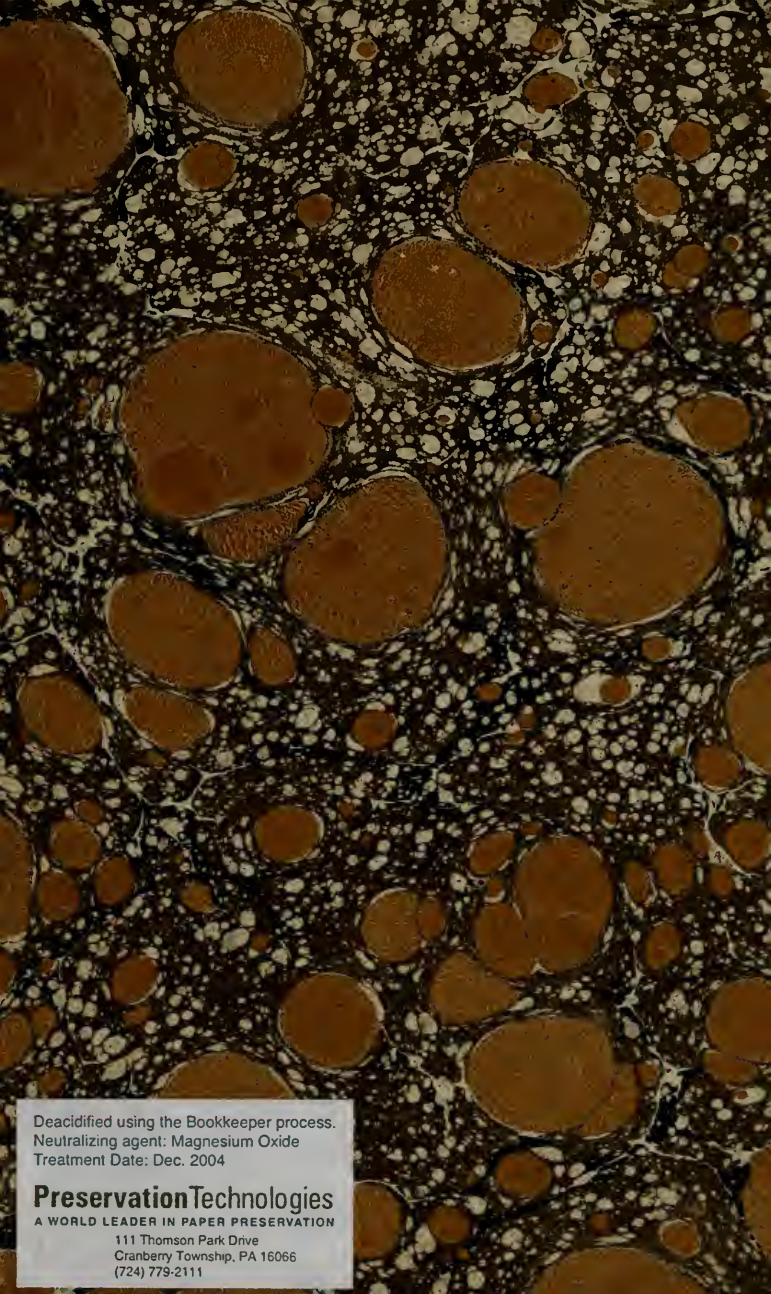












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